

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: Bradley Cohen

Case #: 73-R-02

Date: June 25, 2002

Comments :

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. The engineer's paving, grading, and drainage plan shall show sufficient conformance with criteria prior to receiving final DRC authorization. Existing and proposed elevations shall be prepared from a recent topographic survey and adequately demonstrate on site water retention, off site storm-water management, consisting of sufficient re-grading of swales or new underground facilities for the adequate management of surface water runoff in accordance with Section 47-25.2 of the ULDR.
3. No boundary or topographic survey was included with the engineering reviewer's package. Please forward a copy of them with next plan routing.
4. Indicate sidewalk running through the proposed driveway from S.E. 3 Avenue.
5. Drainage from the proposed drive appears that it will run off onto adjacent property. It doesn't appear that runoff can be controlled properly unless a drainage system is installed for this drive.
6. Show dimensions on drive, turning radii for curved portion, and keep the width constant or provide reason for needing expanded width near S.E. 3 Avenue.
7. Provide a stop sign and bar at exit to alley. Stop bar shall be 4 ft. behind alley line.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

8. A final turnaround space (only) is required in the dead end parking area per Section 47-20/City Ordinances.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Bradley Cohen.

Case #: 73-R-02

Date: 6-25-02

Comments:

No Comments.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Bradley Cohen

Case #: 73-R-02

Date: June 25, 2002

Comments:

No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Bradley Cohen

Case #: 73-R-02

Date: 6/25/02

Comments:

1. 30% of the gross lot square footage to be provided as landscape area. Provide the calculations for this requirement.
2. As a change of use, the vehicular use area must meet all current Code requirements. This would include such items as tree count, tree mix, min. 2.5' wide buffer adjacent to abutting properties, and others. Provide a standard calculation list, available upon request, to verify that all requirements are met.
3. Landscape plan must contain the name of the Landscape Architect who prepared the plan.
4. Show all existing trees and palms on site, their names and sizes, and whether or not they are to remain, be relocated, or be removed.
5. The "Legend" shows "new oak trees" in the swale. Trees require a min. 8' wide planting area (except if tree grates are used). Any planting in the 3rd Ave. R.O.W. requires Broward County Approval. (Also, there may be existing oaks in this area.)
6. Indicate requirements for irrigation.
7. All landscape areas to be protected from vehicular encroachment (curbs, wheel-stops).
8. Indicate any utilities that would affect proposed planting (such as overhead power lines) on the Landscape Plan.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning

Member: Lois Udvardy
828-5862

Project Name: Bradley Cohen

Case #: 73-R-02

Date: June 25, 2002

Site Plan Level II/Change of Use: Single Family to Office/ROA
1132 S.E. 3 Ave.

Comments:

1. Development must comply with Sec. 47-5.60.D., ROA District.
2. Parking is insufficient. Provide one additional space. If a parking reduction is proposed, refer to ULDR Sec. 47-20.3 for process.
3. Provide landscape calculations. Discuss perimeter landscaping along one-way drive with landscape representative. Pursuant to Sec. 47-21.9.A. 2.b., along the perimeter of a parcel that does not abut a street, the minimum depth of the landscape area shall be 2 ½ feet. Parcels of land with less than 100 feet front width may provide a perimeter masonry wall at least 30 inches in height between the VUA and the abutting property in lieu of the perimeter landscape area.
4. What is the use of the structure labeled "existing building"?
5. Dimension principal building on site plan and height of building on elevations.
6. Provide a pedestrian path from front sidewalk to building.
7. Indicate outlines of adjacent buildings.
8. Provide a copy of current plat and any amendments.
9. Provide color and materials information.
10. Additional comments may be forthcoming at DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Police

Member: Detective Nate Jackson

Project Name: Bradley Cohen

Case #: 73-R-02

Date: 06/25/02

Comments:

Recommend intrusion/robbery alarm systems.

No further comments

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Bradley Cohen

Case #: 73-R-02

Date: 6/25/02

Comments:

1. What is the present use of the small building on the site plan?
2. Parking as calculated indicates insufficient parking spaces provided. A parking reduction may be applied for pursuant to section 47-20.3.
3. Discuss requirements for a thirty (30) inch high wall along driveway between properties with Landscape representative.
4. Dimensions one-way driveway.
5. Provide a photometric lighting plan pursuant to section 47-20.14 prior to final DRC review.
6. Additional comment may be forthcoming at DRC meeting.